

# City of Port St. Lucie

## Special City Council

### Meeting Minutes - Draft

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV  
Stephanie Morgan, Councilwoman, District I  
Dave Pickett, Councilman, District II  
Vancant, Councilman, District III

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**Monday, November 15, 2021**

**9:30 AM**

**Council Chambers, City Hall**

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**1. Meeting Called to Order**

A Special Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on November 15, 2021, at 9:34 AM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

**2. Roll Call**

Council Members Present:

Mayor Shannon M. Martin

Vice Mayor Jolien Caraballo

Councilwoman Stephanie Morgan (arrived at 9:36 AM and left at the break)

Councilman Dave Pickett

**3. Pledge of Allegiance**

The City Clerk gave the Invocation, and Mayor Martin led the assembly in the Pledge of Allegiance.

**4. Public to be Heard**

Mayor Martin opened Public to be Heard after Item 5.b. There being no comments, she closed Public to be Heard.

**5. Special Presentations**

- 5.a** Acknowledge the Neighborhood Services Department and the Public Works Department for Going Above and Beyond the Call of Duty

[2021-969](http://www.cityofpsl.com/2021-969)

Mayor Martin presented plaques and certificates to the Neighborhood Services and Public Works Departments for going above and beyond in

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response to the yard waste and service issues with Waste Pro. Carmen Cappazutto, Director of Neighborhood Services, and Heath Stocton, Interim Public Works Director, acknowledged the dedication of their employees and thanked the Council for this recognition. Mike Lubeck, Assistant Director Neighborhood Services, commented on the three-week process and the resources it took to pickup 4,200 tons of yard waste.

**5.b** Corner Design Study of Becker Road and Port St. Lucie Boulevard (P21-202).

[2021-976](#)

Holly Price with the Planning and Zoning Department provided a PowerPoint presentation on this project. She stated staff is looking for direction from the Council as to how best establish the Becker Road and Port St. Lucie Boulevard corner as a significant gateway to the City, and what requirements should be applied to gas stations and buildings with drive-thru windows for properties located at this intersection. She reviewed the current Becker Road design standards and showed Council a map of the Becker Road Overlay District (BROD) boundary.

Planner Price stated staff has received three preliminary design proposals, from 7-Eleven, WaWa, and RaceTrac, for three gas station convenience stores on the three corners. She noted that RaceTrac withdrew when the City advised them gas stations were not allowed in this area. She stated that since then the Council has indicated interest in changing the Becker Road Overlay District (BROD) design standards.

Planner Price stated this was an opportunity to establish parameters for desired development of the four corners of vacant land and showed the Council some images of potential gateway architectural features that could be used. She said art could be utilized as well to create an identity, such as a "Welcome to PSL" monument, that would extend onto Port St. Lucie Boulevard and that theme could be repeated throughout the City.

Planner Price stated that staff recommends the City Council select Scenario #2 or a variation thereof, which will be presented by Michael Huston of Civic Plan Studio. She provided Council with an overview of Scenario #2 - Save the Corners. She explained and provided examples of the differences between Neo-Traditional development and the BROD development standards. She noted that gas stations, car washes, other auto-oriented uses, buildings with drive-thru windows

(except for banks), storage facilities, and a suburban type development pattern are prohibited uses in the BROD. She stated that staff's recommendation regarding the gas stations is to refer to the Citywide Design Standards for the gas canopies with a couple of modifications: limit length of gas station canopy to 120 feet, no more than one gas station canopy per site, and no more than 8 pumps per site. She said the gas stations would be located behind or to the side of the convenience store. She stated for Scenario #2, the recommendation is to set back sites with gas stations a minimum of 250 feet from the corner. For the buildings with drive-thru windows, she indicated that staff's recommendation is to require the longest side of the building face the street and the drive-thru occur behind the building and allow a small amount of parking on the side. She said staff also recommends developing a Master Landscape Plan along Becker Road and Port St. Lucie Boulevard. Planner Price noted that Council may make modifications to any of the scenarios.

Mayor Martin explained they were having this conversation because it relates to some applications that have come in for the overlay district. She stated that public meetings were held in the past, regarding the gas stations and drive-thru's, and that she will be asking for neighborhood meetings again. She said these corners will be developed at some point, as they are privately owned. She stated the idea is to have a discussion on what it should look like in the future, and what is in the best interest of the City and its residents.

Michael Houston with Civic Plan Studio presented a PowerPoint presentation entitled, Becker Road & PSL Boulevard Draft Concept Plans. He showed the Council the site, which consists of approximately 30 acres, and the three different development scenarios. He explained there was a mismatch between the public realm, the streets and sidewalks, and the private realm, which is controlled by zoning. He said these things have to work together for there to be positive development. He also explained frontage build-out and why it is important for adding interest, architecture, and landscaping. He reviewed and discussed the different scenarios and provided examples and precedents of the different scenarios. He concluded his presentation with a comparison of Scenarios 2 and 3, as he believed everyone had agreed that Scenario 1 was not working.

Vice Mayor Caraballo stated that one of the City's main gateways is on Port St. Lucie and Bayshore, but it is not the exact entry she wants to

see for the City and not relative to where the City is hopefully going. She asked Mr. Houston if he has seen a good example of a gateway that provides what he would consider a modern design for today's city or future city, to which Mr. Houston responded that he has not seen any signs in the City. He suggested going vertical and using LED lighted elements to create an impact and unique experience without spending a lot of money. Vice Mayor Caraballo recommended that Mr. Houston look at Tradition for an example as to where the design is going.

Vice Mayor Caraballo inquired how the need to fill vacant spaces affects the design for the future. Mr. Houston stated it is always a balance between the market and the vision. He explained that architectural design standards can go a long way and that continuity mixed with some variation seems to be best at creating an interesting environment.

Vice Mayor Caraballo asked Mr. Houston to provide some examples from the last five years where these standards have been executed. Mr. Houston explained he was currently working on a project in Sunrise, Florida, that has a modern, contemporary look. He stated that some examples he showed were of Miami where they are starting to see some continuity and the buildings are more pedestrian friendly than before.

Vice Mayor Caraballo asked Mr. Houston to explain the value of proper planning. Mr. Houston stated that all planning is about quality of life, as it encompasses transportation, economic development, and recreation. He explained that investment in the public realm adds value to the private realm and development. He stated that a common architectural theme will elevate the value of not just one property but all the properties and houses in the area.

Councilman Pickett indicated he has received a lot of emails stating the residents do not want fast foods or drive-thru's. He said, based on the scenarios presented, they need to be somewhere between Scenarios 2 and 3. He stated if the fast food restaurants are done in good fashion, it will bring value to the neighborhood. He expressed he did not want to see four gas stations on the corners and suggested they limited it to two on that corridor.

Mayor Martin called on those who wished to speak:

1. Hepburn Marcus, 774 SW Abraham Avenue, stated the Council was very thorough and is doing an excellent job, so he did not have much to say. He said he wants peace and quiet, and that he loves living in the City of Port St. Lucie.

2. Amanda Minnich, 4786 SW Yacolt Drive, thanked the Council for being so thorough. She read a speech that she prepared prior to today's meeting and expressed her concerns, as she lives on a residential street that will be directly impacted by this commercial development.

Vice Mayor Caraballo inquired about Ms. Minnich's current convenience options, to which Ms. Minnich stated she did not move there for convenience. She said she moved there because of the beautiful green space, the preserve behind them, and it is not built up.

3. Riva Streveler, 4774 SW Yacolt Drive, stated her main concern is the outflow of traffic on two of the proposals, as the traffic will come into their neighborhood. She asked that Council consider the safety of the neighborhood children when making their decision.

4. Marc Offit, Braden Real Estate, stated that over the past year he has worked with members of Planning and Zoning as well as Council to bring a responsible development to the northwest corner of Becker and Port St. Lucie. He said he respects the people who live in this community and believes what has been presented to date meets the residents' needs and the BROD. He indicated that some decisions needed to be made as to whether they are going to move forward.

5. Daniel Sorrow, Coteur & Hearing, presented a PowerPoint presentation entitled, PSL Blvd & Becker Road Corner Design Study. He recalled a meeting a couple months ago where this Council decided gas was needed in the BROD. He showed Council a map of the site and the conceptual plan, and stated that previous Councils long ago decided on this corridor for commercial services. He presented the proposed site and plan, and stated they were in agreement with staff and their consultant that Scenario 2 is most like what they want. He reviewed the criteria for Scenario 2 and explained one recommendation is, for the gas and quick serve restaurants with drive-thrus located 250 feet away from the intersection, to add a provision that they be landscaped to 90% opacity within two years if they are located on the corners. He stated they would like to introduce public art on the corner

as well. He showed an example of an intersection in Palm Beach Gardens/Jupiter with signage and landscaping. He also provided examples of gas stations, quick-serve restaurants, and drive-thrus on Donald Ross Road. Mr. Sorrow concluded his presentation by stating that they can work with staff and incorporate landscaping to meet Scenario 2 and provide an Option 4 that meets all the criteria, with the Council entertaining to allow gas pumps and drive-thrus provided they are screened with landscaping, and adding public art on the corner.

Mayor Martin called upon Mary McNally-Offit, but she stated she did not need to speak. Mayor Martin also noted for the record that two emails were received from Mr. Greenberg and Ms. Marsh.

Vice Mayor Caraballo inquired if the City's code properly addresses maintenance and ensures that commercial design standards are kept up going forward. City Manager Blackburn stated that would be something akin to a PUD, as it would require the landscaping be maintained or replaced if it does not meet the intent. Deputy City Manager Lamar-Sarno explained that Neighborhood Services, Code Compliance, and Planning & Zoning work together to ensure landscape plans are up to date and meet the current code as well as whatever was approved prior. Vice Mayor Caraballo stated they needed to make sure the landscaping is not depreciating over time, whether that entails beefing up their code or adding more staff, or it is all for naught.

Vice Mayor Caraballo stated she was good with Scenario 2 and Councilman Picket stated he was good but wanted to limit the number of gas stations on the corner. Councilwoman Morgan indicated she was good with Scenario 2 but wants to hear from Legal, and Mayor Martin expressed that she does not want four gas stations on the four corners. City Attorney Stokes explained that Legal should be able to come up with language to address the concerns regarding the gas stations. He said they can do a separation by stating no more than two or no more within 500 yards or 1,000 yards. He indicated that this was not sent to Legal before today's meeting, so they will need to look into it. He stated the overall citywide design standards have been reviewed.

Mayor Martin questioned how they are going to handle the applicants. City Attorney Stokes stated it would be first in. He said a new applicant or a new project would have to abide by that separation.

Mayor Martin clarified that Scenario 2 includes opportunities for gas

stations or quick serve and drive-thru facilities. She stated she did not want to see access from the residential streets of Abraham and Yacolt, as well as the street on the opposite side. She said the access points on either side would have to be limited to pedestrians, with no car access from a residential street into the development or parking areas. Vice Mayor Caraballo stated she agreed and suggested they leave it somewhat open during the neighborhood discussions, because once the plans start coming in, some residents might not want to go onto Becker Road to get into the plaza.

Mayor Martin stated the neighborhood meetings have to happen, to show the residents the proposals, through the Planning and Zoning process. She said that preserving the corners is important along with landscaping and creating a sense of place. She stated the stormwater pond needs to be beautified and have good public access, as it is a park amenity.

Mayor Martin asked how they were going to handle excessive parking. Deputy City Manager Lamar-Sarno stated that they could look at their parking standards in-house to see where they have too much parking, which is undesirable in some locations. Mayor Martin asked if they could first look at the overlay area, since applicants are coming in.

Deputy City Manager Lamar-Sarno stated she was hearing consensus from the Council on Scenario 2 with no access to the residential streets and limiting it to pedestrian type access, as well as include neighborhood meetings, preserving the corners, landscaping and creating a sense of place, making the stormwater pond more usable for the public, and assessing the parking for this particular intersection.

Deputy City Manager Lamar-Sarno also stated that Council heard from Mr. Sorrow on an alternative that would allow for a gas station on that corner and Scenario 2 does not allow that. She said she believes Mr. Sorrow is asking for 90% screening and inquired if that was something Council wanted to add, as Scenario 2 does not allow for placement of that station.

Vice Mayor Caraballo stated she wanted to understand why this was not allowed in Scenario 2 and if the recommendation from the consultant could actually work and provide what she believes is the overall intent, which is to make four really nice corners. Planner Price explained that it was a different approach, as Scenario 2 has no gas

stations or fast-food restaurants, keeps the small-type buildings away from the corners, and has heavy landscaping. She said it is a different look than having the buildings face the street and those four corners. She opined that having the buildings on the corner would be the most ideal, the most attractive, and the strongest gateway.

Mayor Martin stated she was okay with a hybrid of Scenarios 2 and 3, because the public space element is in the front and they could do the public art, which is really important.

Councilwoman Morgan stated she thought they were all combining Scenarios 2 and 3 at this point. She said she believed the future was going to quick serve, as they have been adding more lanes to the drive-thrus. She stated she was okay with the proposal showing WaWa, because it still preserves the corners and is heavily landscaped.

Councilwoman Morgan questioned what would happen to the applicants that were turned away or withdrew, because they were told no gas stations were allowed. Planner Price stated she believed the applicants were told the City would be looking at the design standards and bringing it forward, and that they may or may not change. Councilwoman Morgan indicated she wanted to make sure the City was being fair and protecting themselves. City Attorney Stokes explained it was a lawful decision, because it was based on the code that existed at that time. He said the Council making changes now is a legislative decision that they have every right to make.

Councilwoman Morgan noted that gas stations and drive-thrus have to come before Council for a special exception, so they will be able to make changes, deny, or add additional requirements.

Vice Mayor Caraballo suggested mixing the corners with Scenario 2 on two corners and Scenario 3 on two corners. She said she wants to see something beautiful and attractive that meets the street appropriately and greets the City properly.

Mayor Martin stated they could do a hybrid model of Scenarios 2 and 3. Mr. Houston stated they have discussed gas stations on two corners and inquired about the other corners in terms of drugstores or fast food with drive-thrus. Mayor Martin indicated she did not have any issue with drive-thrus, but she does have an issue with entry from a

residential street into the property.

Vice Mayor Caraballo stated for her it is not necessarily what is allowed or the usage, as it is more of what is created at the corner and what people actually see. Mr. Houston explained that generally they want to hide the pavement and the parking with landscaping and have the building be a part of the streetscape, to which Vice Mayor Caraballo agreed.

Deputy City Manager Lamar-Sarno stated that Mr. Sorrow provided the language that could be incorporated into the amendment, which includes public art on the corner and that gas pumps and drive-thrus must be screened from view with landscape to reach 90% opacity within two years. She said this language could be used to amend the code and have it ready for the Planning and Zoning Board in December. Council agreed to this language.

Meeting went into recess at 11:08 AM and reconvened at 11:20 AM.

(Clerk's Note: Councilwoman Morgan left the meeting at this time.)

## 6. New Business

### 6.a Accept the Half-Cent Sales Tax FY 20/21 Fourth Quarter Projects Update

[2021-932](#)

Heath Stocton, Interim Director of Public Works, provided a PowerPoint presentation on the Half-Cent Sales Tax for the 4th Quarter, ending September 30th, of Fiscal Year 20/21. He reviewed when the Sales Tax Action Team (STAT) and Oversight Committee meetings take place. He stated the FY 20/21 4th Quarterly Report/Update was presented to and accepted by the Council-appointed Sales Tax Citizen Oversight Committee (COC) on October 22, 2021.

Mr. Stocton reviewed the status of Floresta Drive Phase 1, showed Council some pictures of the construction, and stated completion is looking to be January 2022. He mentioned the eastbound right turn lane on Port St. Lucie Boulevard was currently closed for safety reasons, but will reopen for the Thanksgiving holiday. Council discussed the delay at the intersection, to which Mr. Stocton explained that they continue to monitor the situation and make adjustments as needed. He noted that the trees and plantings will be put in place towards the end of the project.

Vice Mayor Caraballo stated the free speech area should be beautified and shaded or removed, because it is not utilized. She said it could be a bus stop in the future, but right now it looks horrible in her opinion. Mr. Stocton suggested flipping the bench to face the pond/fountain and stated they will look into it.

Councilman Pickett suggested having the banners for Parks & Recreation displayed on an LED sign to save money while advertising the different City events and information. He said now is the time to do it, since they are redoing the corner. Mr. Stocton stated it could be a beautified version of the variable message sign on Crosstown. Sherman Conrad, Director of Parks & Recreation, explained that grants were used to purchase the signs and posts, which are utilized regularly by the different departments. He said the signs receive lots of views and a company changes the banners for them. He suggested perhaps lighting them up in the future. Sarah Prohaska, Communications Director, advised that they are looking into messaging signs as they speak, as the current posts and banners are expensive to maintain and are starting to deteriorate. Mr. Stocton stated that he will work with Ms. Prohaska to determine if the current sign needs to be relocated before a new sign is installed.

Vice Mayor Caraballo inquired if there has been any feedback from the residents regarding the driveways and sidewalks that have been replaced, to which Mr. Stocton explained the general feedback has been very positive. He said the contractor has been doing an exceptional job of working with the residents in the neighborhood.

Mr. Stocton reviewed the status of Floresta Drive Phases 2 & 3. He explained that due to increased costs and to keep progress moving, they are breaking the design plans into two sets. He said the plans for Phase 2 will be done in January and they hope to go to construction in the Spring of 2022, assuming the funding is ready. City Manager Blackburn indicated the infrastructure bill was just signed and explained there is more time for potential sales tax revenues and grants, so he is confident they will have the funding.

Mayor Martin inquired, since the bill was just signed, if the funds were going to funnel down to the counties or to the cities directly. Kate Parmelee stated she was on a call with the White House Office of Intergovernmental Affairs last week and the administration advised that they believe some funding will flow directly to the cities, but nothing has

been sent yet. Mayor Martin said she will be looking for these funds to help with Floresta, Port St. Lucie Boulevard South, and Torino. Ms. Parmelee stated that staff will work with the Advocacy Team to position all the projects for state and federal funding. She noted that Congressman Mast has \$5 million in a Reconciliation Bill tied to the budget for Port St. Lucie Boulevard South.

Vice Mayor Caraballo stated she agrees with Mayor Martin regarding the funding. Vice Mayor Caraballo suggested meeting with their state and federal lobbyists now to brief them on the Sales Tax projects, so they can work with them as soon as the City receives the funding.

Mr. Stocton noted that staff was trying to tie some of the roundabout projects to resiliency grants, because they do not require electricity. He said if there is a bad storm and power is lost, the intersection will still operate.

Mr. Stocton reviewed the progress of the sidewalk projects. He stated sidewalk construction was complete on Selvitz Road, almost complete on Sandia Avenue, and underway on Fairgreen Crossings and should be done in January 2022. He noted they will have a CDBG project this year to build a sidewalk that will connect the neighborhood up to Crosstown, as there is a missing piece on Fairgreen.

Mr. Stocton reviewed the status of the repaving projects and stated Port St. Lucie North was completed in September 2021. Regarding Traffic Signal Coordination, Mr. Stocton indicated that Council approved using bond funds to expedite the Port St. Lucie Boulevard project. He said it would have been done in 2028, but it is now anticipated to be done in the 2nd Quarter of the coming year. He stated staff's recommendation is to move the budgeted money of \$900,000 to the Contingency / Participatory Budget.

Mr. Stocton stated the US-1 improvements are on schedule for April 2022. He said he is optimistic that it will happen earlier in 2022, as DOT is moving a little quicker than anticipated.

Mr. Stocton stated the first phase of the County's beautification project on Prima Vista has been completed and the second phase is still not in the County's five-year plan. Vice Mayor Caraballo asked Mr. Blackburn if staff could find out what projects the County has addressed so far in their sales tax funding. Mayor Martin recalled a conversation where the

County was moving money from one project to this project, so they need to look into it. She asked Mr. Blackburn to talk to Mr. Tipton. Mr. Stocton stated they will follow up on this.

Mr. Stocton showed Council the Implementation Schedule of the 10-Year Plan. He stated that once Phases 2 and 3 of Floresta are underway, the only remaining big project is California. He also reviewed the Budget & Expenditures to date and reported that everything is moving along as discussed. He reiterated the recommendation of moving the \$900,000 in Traffic Signal Coordination to the Contingency/Participatory Budget.

Mr. Stocton reviewed the Revenue Summary. He stated the graph shows that year-over-year, every month to date, there is more revenue this fiscal year than last by about \$1.6 million. He noted that fiscal year 2020 was a little below projected revenue and fiscal year 2021 is significantly over projected revenue.

Mr. Stocton announced that Beth Zsoka is now a City employee, which will save the City \$110,000. He said Ms. Zsoka will be helping with Floresta and all the big projects.

Vice Mayor Caraballo moved to approve removing the Port St. Lucie Boulevard traffic signalization from the half-cent sales tax and moving the anticipated funding to the budgeting contingency. Councilman Pickett seconded the motion, which passed unanimously by roll call vote. (Clerk's Note: Councilwoman Morgan was not present for this vote.)

- 6.b** Hear the Strategic Plan Progress Report and Finalize the Annual Community Survey

[2021-977](#)

Kate Parmelee presented a PowerPoint presentation on the Strategic Plan Update & Quarterly Progress Report. She indicated the action most needed is the finalization of questions for the National Community Survey.

Ms. Parmelee provided Council with an update on the Quarterly Progress Report, Launch of the National Community Survey, 2022 Citizen Summit, and Strategic Plan Dashboard. She reviewed the City's effort to improve safety under Goal 1: Safe, Clean & Beautiful and stated their stats regarding traffic and crime have been holding steady. She discussed Council's priorities, which include the District 5

Implementation Plan; Traffic, Bicycle & Pedestrian Safety; Police Training Facility; and Body Worn Cameras.

Mayor Martin stated the chicane markings in the Community Boulevard traffic circle/roundabout need to be maintained and fixed by Mattamy when they break. She said she will be interested in seeing if there is a reduction in crashes over the next year in this roundabout as a result of the markings. Mr. Stocton explained the markings are temporary and will come out when the path is done, unless it is safer with the markings. He added that additional signage will be placed in the median for the roundabout to help guide which lane to be in. He said the signs should be installed in about six months. Mayor Martin stated that six months of data, as it relates to crashes, will be good.

Ms. Parmelee reviewed the other piece of Strategic Plan Goal 1, which includes Street Cleaning, Sidewalk Maintenance, and Cleanliness. She provided an update on the US Highway 1 Beautification, Port St. Lucie Boulevard Beautification Plan, St. James Drive Beautification & Corridor Improvements, and Keep Port St. Lucie Beautiful Plan.

Mayor Martin stated she had some issues with the amenities and funding for Duck Court and O.L. Peacock, and asked if there will be another discussion on this. Ms. Parmelee stated that a proposed budget and two conceptual design plans were coming back to Council in the spring. Mayor Martin and Vice Mayor Caraballo agreed further discussion is needed.

Mayor Martin suggested involving landscape architects when developing future park, amenity, and open spaces to get a broader planning perspective. She said Dr. Barth agreed with her when she spoke to him. Vice Mayor Caraballo stated they needed to create a balance within the City and make sure every district is attached to something. She explained she would rather have one high quality feature nearby versus a few nearby.

Deputy City Manager Lamar-Sarno stated the landscape architect piece is critical to many of the projects being worked on by the team. She said she knows that with regard to O.L. Peacock and Duck Court, the landscape architect is part of the next step of engagement.

Ms. Parmelee reviewed the stats regarding neighborhoods and city parks under Goal 2: Vibrant Neighborhoods, which includes

Community Engagement and the Improvement Projects & Neighborhood Parks/Preserves Development Program.

Mayor Martin inquired about the neighborhood signs and landscaping. She stated the sign on Woodland Trails at Savona and Paar is a little overgrown and needs to be addressed. She said the plants are sparse at the Crane Landing sign on Becker Road, so that needs to be addressed as well.

Ms. Parmelee reviewed Goal 3: Quality Education for All. She stated that affordable internet is important with the pandemic, adult educational opportunities continue to be important, and K-12 education results lag other cities nationwide. She outlined what has been done to increase the awareness of local educational opportunities and partnerships, and stated staff is constantly looking for other educational opportunities. She indicated the Wi-Fi Master Plan is in development and there is prioritized funding through the Rescue Plan, which will be presented to the Council at the Winter Retreat.

Ms. Parmelee stated that Goal 4 is Diverse Economy & Employment Opportunities. She said the residents have requested that economic development be the number one focus and that Council focus on jobs as well. She indicated that economic development satisfaction continues to remain fairly steady and employment opportunities still lag other cities nationwide. She reviewed the priority projects that facilitate the build-out of Southern Grove, which include the Sale and Development of City-Owned Land in the Tradition Jobs Corridor, Implementation of the Southern Grove Master Plan, Fully Leverage Partnership with Cleveland Clinic, and Construct Jobs Corridor Roadway Infrastructure as well as the priority projects to revitalize City Center and support business development.

Mayor Martin explained the status of City Center regarding the purchase of parcels. City Manager Blackburn stated the Purchase and Sale Agreement (PSA) is on the agenda for November 22, 2021, for Council to approve. He said that will go to the receiver, who has indicated a very short turnaround once the PSA wording is done. He noted the City is basically agreeing with this wording. Vice Mayor Caraballo asked if it was appropriate to start talking to staff or have Communications meet with the Council members on the community piece of it. She said she would love to be a part of the community engagement process. Mayor Martin stated the process will be very

similar to Southern Grove and will engage everybody, including the Regional Planning Council. City Manager Blackburn confirmed that is the direction staff is heading, based on feedback from the Council members, as they anticipate a very robust engagement process. Vice Mayor Caraballo stated she wanted real advertising to let people know when and where this is happening, so they can be part of the conversation if they so choose. She said she did not want to hear from anyone that they did not know this was going on. Ms. Parmelee noted that this year's Citizen Summit is at the City Center to kick-off this year's planning, since it is an area of focus for the Council.

Ms. Parmelee stated that with Goal 5: High Quality Infrastructure & Facilities, mobility is their number one issue as a City. She said ease of walking has improved and traffic flow on major streets shows some improvement and is similar to nationwide, so the work the City is doing is making a difference. She reviewed the status of the priority projects to Plan Roadways and Facilities for Future Needs, which include Accelerate Construction of Port St. Lucie Boulevard South in Partnership with FDOT, Expedite Traffic Signal Synchronization on PSL Boulevard from Gatlin to US-1, and Design and Construct Public Works Administrative Complex. She also reviewed the status of the priority projects to Advance Mobility, which include Implement the Multimodal Plan, Design the Village Green Drive Corridor Revitalization Project, and Public Transit Enhancement Plan.

Mayor Martin inquired if there were any further delays regarding Port St. Lucie Boulevard South, to which Mr. Stocton responded in the negative. She also noted the Park & Ride lot at Gatlin Boulevard is being heavily utilized.

Ms. Parmelee stated that Improving Water Quality is a huge area of focus. She reviewed the status of the following: St. Lucie River/C-23 Water Quality Project at McCarty Ranch, Implement Septic to Sewer Master Plan Annual Projects and Education Program, and Implement Stormwater Management Plan Annual Projects and Ongoing Education Program.

Ms. Parmelee stated that for Goal 6: Culture, Nature & Fun Activities, they have seen satisfaction increase with City parks and Opportunities to Attend Cultural Arts. She said Music Activities continue to be an area of desire for residents, and the Council has designed their Strategic Plan to address this. She indicated the Master Plans for The

Port & Pioneer Park as well as for Public Art are being implemented, with the Cultural Offerings and Special Events being expanded.

Vice Mayor Caraballo stated she feels there is a good tourism opportunity for a music festival or the like at McCarty Ranch and suggested engaging a promoter. Mayor Martin stated they will need to address parking and transportation for special events at their Strategic Planning Session. She inquired if the Renaissance Fair was happening at McCarty Ranch, to which Sherman Conrad responded in the affirmative and stated it is planned for next year. He explained they will have to brainstorm how to handle the additional parking and look at some other venues, as the public is coming out in large numbers to support these events.

City Manager Blackburn indicated that a team of folks is working on and assessing the parking at The Port, as they are oversubscribed on almost every event. He said they also need to look at parking alternatives for McCarty Ranch and venues for events that attract 20,000 people.

Vice Mayor Caraballo suggested bringing in additional teams to support staff and the Police Department with these events and parking. Mayor Martin agreed and stated they will need to look at that. Ms. Parmelee indicated they have had an influx in residents and changes in business patterns, so it would be good to reevaluate it and have a presentation at their Winter Retreat and then take action at the Strategic Planning Session. Vice Mayor Caraballo noted that she sees it as proof that the Citizen Summit works.

Councilman Pickett inquired as to why so many people are attending these events now. Sherman Conrad stated it was due to a mixture of things, such as Covid, the events being free, and the community continuing to grow, so the events will get larger. Councilman Pickett commented on having free versus fee events, as people do not want to pay a fee. Mayor Martin stated they could look into this and have that conversation. Vice Mayor Caraballo suggested creating the signature event first and then building the value into it. Councilman Pickett stated they were barely making back what they pay for the talent and the extras to get a show here. Vice Mayor Caraballo stated the Master Plan process will help them work through this.

Ms. Parmelee reviewed the Implementation of the 10 Year Parks and

Recreation Master Plan. She stated the City was preparing for the implementation of Torino Regional Park, Tradition Regional Park, and Adventure Park. She also touched on the O.L. Peacock, Sr. Preserve, the Bikeways & Trails Priority Corridors, and the Parkland Acquisition and Environmental Lands Preservation Program.

Ms. Parmelee stated that for Goal 7: High Performing City Government and the Council have continued to receive "satisfaction" for Overall of Services for Taxes Paid, Overall Customer Service by City Employees, and Port St. Lucie as a Place to Work. She said the Council has reduced the millage for the sixth year in a row and enhanced customer service through 1PSL. She stated Organizational Development continues to move forward and they continue work on Advancing County Legislative Issues and Improve Performance Through Innovation.

Ms. Parmelee reviewed the proposed additional questions for the National Community Survey. Council discussed and considered the questions. It was noted that a discussion needs to be had regarding growth in the City of Port St. Lucie at Council's Strategic Planning Session. Ms. Parmelee confirmed with Council that their consensus / direction is to move forward with the Annual Community Survey questions as presented.

Ms. Parmelee announced the February 2022 Citizen Summit will be held virtually, as more residents tend to participate via Zoom, and in-person at the City Center. She also touched on the Strategic Plan & Performance Dashboard, where the City's progress is always being tracked.

**6.c** Citywide Canal Dredging 5-Year Plan

[2021-982](#)

John Dunton, Deputy Director of Public Works, provided a PowerPoint presentation on Dredging of Ocean Access Waterways. He showed Council the dredging locations and stated there has been public outcry regarding several canals in the City. He discussed and explained the elevations and total feet of the planned dredging efforts at the following waterways: Ocean Breeze, Sagamore, Kingsway, Rivergate, River Vista, and Elkcam, which are a part of their 5-Year Dredging Plan.

Mayor Martin inquired if there were any water quality grant opportunities that would speed up the process and get the dredging done sooner. Mr. Conrad explained that grant funding is not maintenance money and dredging is typically viewed as a maintenance

activity. Ms. Parmelee stated that they can advocate to their delegation for funding for the Indian River Lagoon water quality projects, as she believes funding for dredging has been allocated to support the health of the lagoon. Mr. Dunton noted that permits have been submitted for all of these waterways for the FDEP Permitting Exemption.

Vice Mayor Caraballo asked if a living shore line can be done on a canal, to which Mr. Dunton responded in the affirmative. He explained that they intentionally leave vegetation along the shorelines and incorporate native and aquatic plantings. Vice Mayor Caraballo stated she would like to see where there are opportunities for the canals and add that particular feature if it is in the budget. If not, she would be interested in getting grant funds, as it would be a new piece and not a maintenance piece. Ms. Parmelee noted that the City is currently working with IRSC and ORCA to partner on living shorelines.

**7. Adjourn**

There being no further business, the meeting was adjourned at 1:02 PM.

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Sally Walsh, City Clerk

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Traci Mehl, Deputy City Clerk